

Item # _____

Prepared by: Gloria Kelly
Real Estate Services

Approved by: _____
County Attorney

A RESOLUTION APPROVING THE CONVEYANCE OF ONE (1) IMPROVED PARCEL OF COUNTY OWNED DELINQUENT TAX PROPERTY TO RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NOT-FOR-PROFIT CORPORATION, FOR NOMINAL CONSIDERATION; AND TO AUTHORIZE THE MAYOR TO EXECUTE A QUIT CLAIM DEED CONVEYING SAID PARCEL TO RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NOT-FOR-PROFIT CORPORATION, FOR ITS USE IN DEVELOPING LOW INCOME SINGLE FAMILY HOUSING THAT WILL BE OWNER OCCUPIED. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, In 2008, Shelby County acquired one (1) improved parcel of Delinquent Tax Property, located at 3076 St. Croix Place, in Tax Sale Nos. 0504 and further identified as Tax Parcel Number 0720220E000490; and

WHEREAS, RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, a Tennessee not-for-profit corporation, in good standing with the Federal and State Governments and Memphis Housing Community Development, has requested Shelby County to convey one (1) improved parcel Delinquent Tax Property to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied, which parcel being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, T.C.A. §67-5-2509(d)(2) allows Shelby County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of development of single family housing that will be owner occupied; and

WHEREAS, It is deemed to be in the best interest of Shelby County to convey said one (1) improved parcel of Delinquent Tax Property, to RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, a Tennessee not-for-profit corporation, for nominal consideration, to enable RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, a Tennessee not-for-profit corporation, to develop thereon low income single family housing that will be owner occupied.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the aforementioned Delinquent Tax Property conveyance to RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, a Tennessee not-for-profit corporation, for nominal

consideration, be and the same is hereby approved; and that the Mayor be and he is authorized to execute the attached Quit Claim Deed Document affecting the same.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim County Mayor

Date: _____

ATTEST:

Clerk of County Commission

Adopted _____

SUMMARY SHEET

I. Description of Item

There is one (1) improved County owned Delinquent Tax Parcel, within the City of Memphis, and further identified as Tax Parcel Numbers 0720220E000490. It was acquired in 2008 by the County from Shelby County Trustee Tax Sale No. 0504 for outstanding taxes, penalties and interest in the amount of \$5,427.27. RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, a Tennessee not-for-profit corporation, in good standing with the Federal and State Governments and Memphis Housing Community Development, has requested Shelby County to convey this Delinquent Tax Parcel to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied. RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION is a 501(c)(3) nonprofit organization in Memphis and the surrounding area. It will provide affordable housing to low income/first time homeowner families, currently living in substandard conditions, in need of a simple, descent place to live. T.C.A. §67-5-2509(d)(2) allows the County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of developing single family housing that will be owner occupied. Based on the above, it is hereby recommended by the Administration that the conveyance of this Delinquent Tax Parcel be approved.

II. Source and Amount of Funding

No county funds required.

III. Contract Items

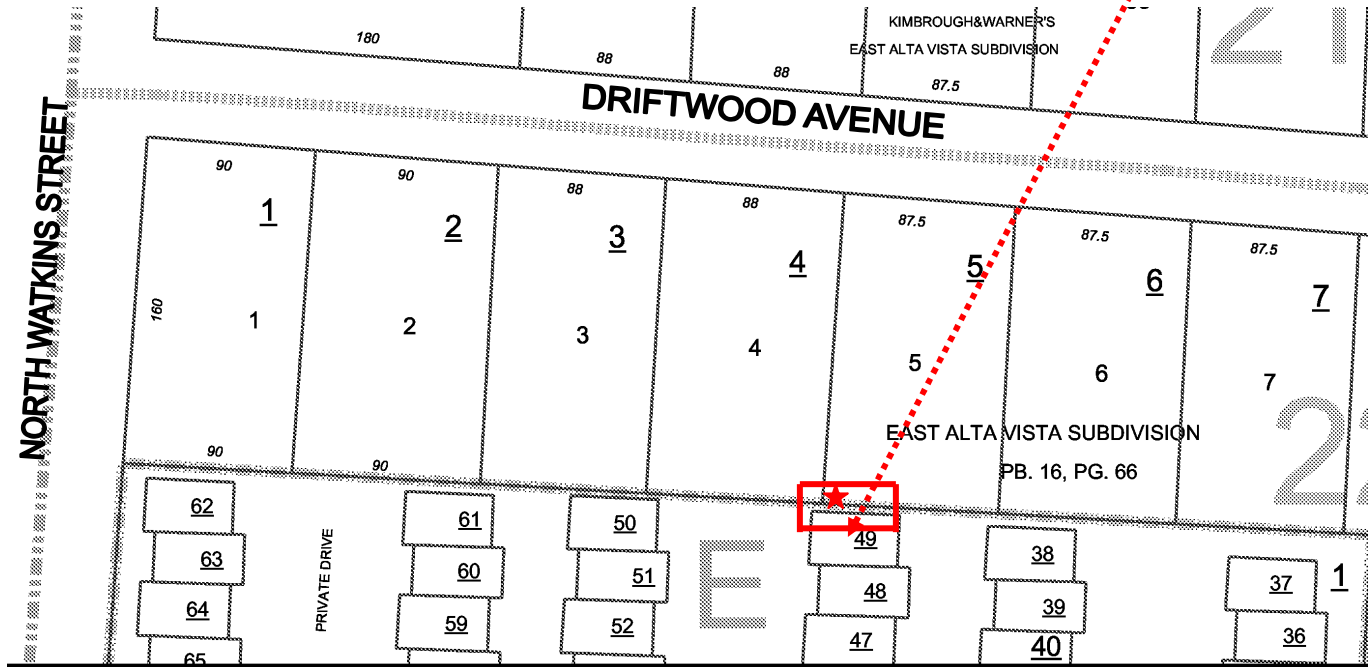
Quit Claim Deed

IV. Additional Information Relevant to Approval of this Item

Exhibit "A"							
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	CONVEYED TO	PLANNED USE
12704	0504	0720220E000450	3076 St. Croix Condo Unit	RS-6	\$5,427.27	Rangeline Neighborhood Community Development Corporation	Develop into Single Family Housing

Ward 72

072 0220 E 000490
3076 St. Croix Pl.



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INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 09 2005**

RANGE LINE NEIGHBORHOOD COMMUNITY
DEVELOPMENT CORPORATION
C/O OLIE YANCY
2542 DURHAM
MEMPHIS, TN 38127

Employer Identification Number:
20-2048284

DIN:
17053059007005

Contact Person:
STEPHEN D SEOK ID# 31125
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990 Required:
Yes

Effective Date of Exemption:
November 17, 2004

Contribution Deductibility:
Yes

Advance Ruling Ending Date:
December 31, 2008

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)